101.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	824,300 / 824,300
					USE VALUE:	824,300 / 824,300
					ASSESSED:	824,300 / 824,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDERS SAMUEL NATHAN
Owner 2:	CHOI BOYEON
Owner 3:	
Street 1:	32 GREELEY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON PHILIP C & -
Owner 2:	JOHNSON REBECCA M -
Street 1:	32 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,050 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 2601 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9050.000	339,300	900	484,100	824,300
Total Card	0.208	339,300	900	484,100	824,300
Total Parcel	0.208	339,300	900	484,100	824,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.92 | /Parcel: 316.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 65440
GIS Ref:
GIS Ref:
Insp Date: 08/08/18

!8121!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	339,200	900	9,050.	484,100	824,200	824,200	Year End Roll	12/18/2019
2019	101	FV	270,100	900	9,050.	491,000	762,000	762,000	Year End Roll	1/3/2019
2018	101	FV	241,100	0	9,050.	366,500	607,600	607,600	Year End Roll	12/20/2017
2017	101	FV	241,100	0	9,050.	331,900	573,000	573,000	Year End Roll	1/3/2017
2016	101	FV	206,000	0	9,050.	318,100	524,100	524,100	Year End	1/4/2016
2015	101	FV	204,900	0	9,050.	269,700	474,600	474,600	Year End Roll	12/11/2014
2014	101	FV	204,900	0	9,050.	255,900	460,800	460,800	Year End Roll	12/16/2013
2013	101	FV	204,900	0	9,050.	243,400	448,300	448,300		12/13/2012

PRINT

Date	Time
12/10/20	22:42:23

LAST REV

Date	Time
09/09/20	15:25:52
mmcmakin	
8121	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON PHILIP	1560-33	1	7/17/2020		865,000	No	No		
DOHERTY PARI &	1465-133		1/8/2015		648,000	No	No		
KARRAS CONSTANC	1452-41		5/1/2014	Convenience	1	No	No		Constance Karras d.o.d 3/3/2012 Bk 792 pg38 c
	792-38		1/1/1901	Family		No	No		Nicholas J. Karras d.o.d. 10/25/2012.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2019	38	Re-Roof	31,965	C				
4/5/1999	181	Manual	11,000	C				V/SIDING
5/20/1998	324	Manual	5,500	C				DOOR IN WALL

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
8/8/2018	Meas/Inspect	CC	Chris C
8/25/2016	Sales Review	PT	Paul T
4/13/2009	Entry Denied	197	PATRIOT
11/16/2000	Other Change	103	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
5/1/1982		AM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65440
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9050		Sq. Ft.	Site		0	70.	0.76	5									484,051						484,100	

Total AC/HA: 0.20776 | Total SF/SM: 9050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 484,051 | Spl Credit | Total: 484,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.33627450
Const Adj.:	1.00989902
Adj $ / SQ:	128.203
Other Features:	121412
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416835
Depreciation:	77531
Depreciated Total:	339303

COMMENTS

INLAW APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

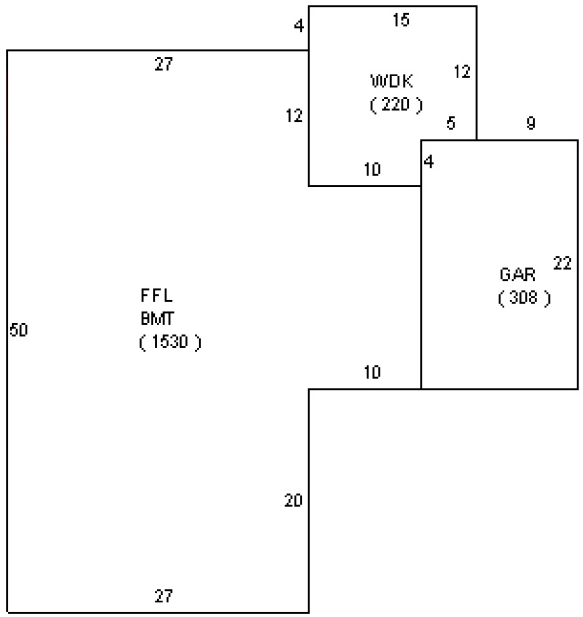
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.20
Special Features:	0	Val/Su Net:	94.57
Final Total:	339300	Val/Su SzAd	221.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,530	58.650	89,739
FFL	First Floor	1,530	128.200	196,150
GAR	Garage	308	23.350	7,190
WDK	Deck	220	10.650	2,343

Net Sketched Area:	3,588			Total:	295,422
Size Ad	1530	Gross Are	3588	FinArea	2601

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	70		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	23	A	AV	2010	40.35	T	7.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900